BILL GARRETT, Davidson County
Trans:T20150084998 DEEDQC
Recvd: 10/06/15 11:04 2 pgs
Fees:12.00 Taxes:0.00
20151006-0101660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NEW OWNERS:
Yamil Guzman
2791 Watersview Dr.
Nashville, TN 37217

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

Allison Guzman
AFFIANT

Sworn to and subscribed before me this 27th day of February, 2015

MARK MCCLURE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Send Tax Notices To:
SAME

My Commission Expires
January 9, 2018

Notary Public My Commission expires

Map-Parcel Number(s)
136.13-0-025.00

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and the sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quit-claim Deed to the GRANTEES herein, the property herein described, I, **ALLISON GUZMAN, unmarried** do hereby Quitclaim and Convey to, YAMIL GUZMAN Unmarried his heirs and assigns forever, all of my right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, and described as follows to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 61 on the plan of Edge-O-Lakes Estates, Section 4, of record in Book 3600, Page 88, Register's Office for said county, to which reference is made for a more complete description.

Being the same property as conveyed to Yamil Guzman and Allison Guzman, husband and wife by Warranty Deed from James E. Rucker et ux Patricia F Rucker, dated December 15, 2011, recorded December 27, 2011, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

And now, I, **ALLISON GUZMAN, unmarried,** for the expressed purpose of conveying all our right title and interest to ***YAMIL GUZMAN, unmarried*** and his heirs and assigns forever, do hereby Quitclaim and convey the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out in above.

IN WITNESS WHEREOF, the said Allison Guzman, unmarried **do** hereby set her signature(s) on the 27th day of February, 2015

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Allison Guzman

ALLISON GUZMAN, A single person

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Allison Guzman, a single person** , the bargainer(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 17th day of February, 2015

My commission expires **My Commission Expires January 9, 2018**

NOTARY PUBLIC

MARK MCCLURE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The street address of the herein described property is believed to be 2791 Watersview Drive, Nashville, Davidson County, Tennessee, 37217 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

The preparer of this instrument advised the parties to read the above mentioned disclaimers and acknowledge having understood the same by signing their names hereto.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220